

American Land Title Association	CCDALTA Settlement Statement - Seller Adopted 05-01-2015
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File No./Escrow No.: [REDACTED] 5063 Print Date & Time: 09/09/22 12:52 PM Officer/Escrow Officer: Settlement Location: Legacy Title Services, LLC dba Freedom Title 16090 Swingley Ridge Rd., Ste 120 Chesterfield, MO 63017	Freedom Title ALTA Universal ID: 16090 Swingley Ridge Road, Ste 120 Chesterfield, MO 63017
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Property Address:	1309 Cypress Trail Ln. Fenton, MO 63026 1309 Cypress Trail Ln. Fenton, MO 63026
Borrower:	HMAA Management LLC 1309 Cypress Trail Ln. Fenton, MO 63026
Seller:	Robert M. Quinn Jr. and Tina Kaye Quinn 1309 Cypress Trail Ln. Fenton, MO 63026
Lender:	Meramec Valley Bank, 199 Clarkson Rd, Ellisville, MO, 63011-2243
Loan Number:	[REDACTED] 2305
Settlement Date:	09/15/2022
Disbursement Date:	09/15/2022
Additional dates per state requirements:	

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$166,000.00
Prorations/Adjustments		
Subdivision Assessment from 09/16/2022 thru 12/31/2022		\$36.46
County Property Taxes from 01/01/2022 thru 09/15/2022	\$2,221.89	
Payoff 14SL-AC27549 to Real Time Resolutions, Inc.	\$14,701.35	
Payoff(s)		
Lender: Payoff of First Mortgage Loan to Rushmore Loan Management Services LLC	\$154,325.69	
Total (\$154,325.69)		
Miscellaneous		
HOA Fees Due to City and Village	\$1,350.14	
Sewer to MSD	\$1,695.38	
Trustee Letter to City and Village	\$30.00	

	Seller	
	Debit	Credit
Subtotals	\$174,324.45	\$166,036.46
Due From Seller		\$8,287.99
Totals	\$174,324.45	\$174,324.45

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Freedom Title to cause the funds to be disbursed in accordance with this statement.

Title insurance premium and closing protection fee have been calculated according to rates filed with the Missouri Department of Commerce and Insurance. However, title services charges, closing charges, and other fees are not limited by state law. For further general information regarding title insurance, you may visit the Missouri Insurance website at www.insurance.mo.gov, or call the Missouri Department of Commerce and Insurance at (800) 726-7390.

Robert M. Quinn Jr.

Date

Tina Kaye Quinn

Date

Escrow Officer

Date